

Exhibit C- HOME Rehabilitation Standards

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Purpose and Scope

If a HOME activity includes repair, replacement, alterations, addition, a change in occupancy type or use, it is defined as rehabilitation.

HOME Rehabilitation Standards establish the minimum standard for existing HOME-assisted housing when repair/replacement work is performed

HOME Rehabilitation Standards should be included in all contracts

Multifamily Rental Units

- **Requirements at Application**

A. A Physical Needs Assessment is required at application. See Chapter 2 for PNA requirements for multifamily rental activities. A PNA includes: Inspectable Components, Critical Repair Items, Five-year Physical Needs, Long-term Physical Needs, Analysis of Replacement Reserves, etc. [Admin Plan Ch2-Eligible Activities.doc](#)

1. All repairs, replacements, alterations, additions identified in the scope of work/budget must be identified in the Physical Needs Assessment.
 - Repairs, replacements, alterations, and additions not supported by the PNA may be defined as non-essential.
2. PNA must address HOME and other federal cross-cutting regulations, state codes, local codes/ ordinances/property/housing quality standards, and the HOME Program property standard. This includes the following:
 - a. Local and Idaho building codes for existing structures
 - b. Local property/housing quality standards and ordinances
 - c. Uniform Physical Condition Standards- [HUD's Uniform Physical Condition Standards](#)).
 - d. Local rehabilitation standards
 - e. EPA and HUD Lead-based Paint requirements-If the housing was constructed on or before 1/1/1978

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- f. Uniform Federal Accessibility Standards *to the maximum extent feasible*
 - g. ADA
 - h. Section 504 *to the maximum extent feasible*
 - i. Other rehabilitation items as identified in the HOME application

- **Periodic Inspections**

IHFA/agent will conduct periodic inspections

- **Requirements at Project Completion**

- A. All residential units and tenant common areas will comply with:
 - 1. State Building Code- Existing Structures,
 - 2. Federal cross-cutting regulations & laws,
 - 3. Local code/ordinances/property/housing quality standards
 - 4. HOME regulations
 - 5. Other conditions if approved in the HOME application
- B. Owner's certification the property meets HOME Rehabilitation Standards as defined in this section;
- C. Contractor/subcontractors certification their scope, workmanship, and materials used comply with local and/or state codes for existing structures
- D. IHFA will conduct a final inspection prior to project completion

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Single-Family/ Homebuyer Properties

- **Requirements at Application**

- A. Unit requires full home or contractor inspection with report
 - The report determines the scope of work
- B. Repairs, replacements, alterations, or additions not supported in the inspection report may be defined as non-essential
 - Non-essential items may not be eligible for cost reimbursement
- C. Inspection and report must incorporate applicable HOME, other federal regulations, state and local codes/ordinances/ property standards and the HOME Program's property standard (currently HQS):
 - 1. Idaho Residential Codes for Existing Structures
 - 2. Local code/property/housing ordinances/standards
 - 3. Section 8 HQS [Note: Although the HOME Rule adopted the Uniform Physical Condition Standards- Inspectable Areas as the HOME property standard for homebuyer housing, HUD has not yet implemented UPCS at the time this plan was written]

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4. Local rehabilitation standards
 5. EPA and HUD Lead-based Paint Rule (if housing constructed on or before 1/1/1978)
 6. Uniform Federal Accessibility Standards and Section 504, *to the maximum extent feasible as requested by homebuyer.*
- **Periodic Inspections**
 - IHFA will conduct periodic inspections
 - **Requirements at Completion**
 - A. Property complies with HOME regulations, local & state requirements, and Federal cross-cutting laws & regulations
 1. HOME Rehabilitation Standard
 2. Current Idaho Residential Code for Existing Structures
 3. Local code/property& housing standards & ordinances
 4. Section 8 Housing Quality Standards (HQS)
 5. EPA & HUD Lead Rules, Section 504, UFAS, etc.
 - B. Workmanship and materials comply with state and codes, standards, permits, etc.
 - C. IHFA final inspection is conducted prior to occupancy